091.A	0001	0006.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	674,100	/	674,100
USE VALUE:	674,100	/	674,100
ASSESSED:	674,100	/	674,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		JEFFREY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	NURSE RICHARD &
Owner 2:	LEE-NURSE MIN HUA
Owner 3:	
Street 1:	23 JEFFREY RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TRAPANI SALVATORE C/ETAL -
Owner 2:	TRAPANI JANET B -
Street 1:	23 JEFFREY RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,032 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1965, having primarily Wood Shingle Exterior and 1964 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7032.000	232,400		441,700	674,100
Total Card	0.161	232,400		441,700	674,100
Total Parcel	0.161	232,400		441,700	674,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 343.30 | /Parcel: 343.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	129140
GIS Ref	
GIS Ref	
Insp Date	11/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 091.A-0001-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	232,400	0	7,032.	441,700	674,100	674,100	Year End Roll	12/18/2019
2019	101	FV	200,700	0	7,032.	448,000	648,700	648,700	Year End Roll	1/3/2019
2018	101	FV	200,700	0	7,032.	334,400	535,100	535,100	Year End Roll	12/20/2017
2017	101	FV	200,700	0	7,032.	302,900	503,600	503,600	Year End Roll	1/3/2017
2016	101	FV	200,700	0	7,032.	290,200	490,900	490,900	Year End	1/4/2016
2015	101	FV	203,700	0	7,032.	246,100	449,800	449,800	Year End Roll	12/11/2014
2014	101	FV	203,700	0	7,032.	233,500	437,200	437,200	Year End Roll	12/16/2013
2013	101	FV	203,700	0	7,032.	222,100	425,800	425,800		12/13/2012

!7455!

PRINT

Date	Time
12/10/20	22:05:26

LAST REV

Date	Time
07/31/19	10:47:50
apro	
7455	

USER DEFINED

Prior Id # 1:	129140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TRAPANI SALVATO	64360-103		10/14/2014		480,000	No	No		
TRAPANI SALVATO	25555-231		8/9/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2013	1584	Re-Roof	7,000	C				
8/14/2013	1229	Manual	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	CC	Chris C
5/5/2014	External Ins	PC	PHIL C
1/16/2014	Info Fm Prmt	EMK	Ellen K
4/16/2009	Inspected	372	PATRIOT
2/22/2000	Mailer Sent		
2/22/2000	Measured	264	PATRIOT
8/6/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7032		Sq. Ft.	Site		0	70.	0.90	5									441,672						441,700	

Total AC/HA:	0.16143	Total SF/SM:	7032	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	441,672	Spl Credit		Total:	441,700				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	12 - Board & Bat	5	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	83189
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	315735
Depreciation:	83354
Depreciated Total:	232381

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

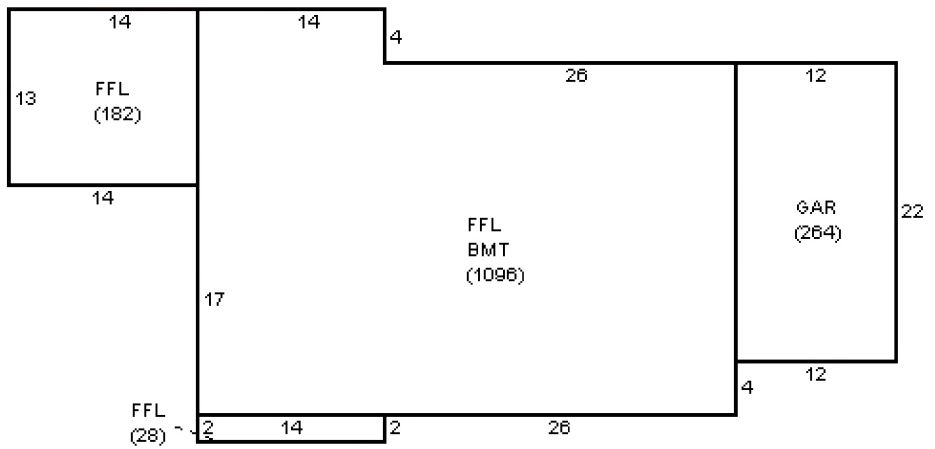
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	87.17
Final Total:	232400	Val/Su SzAd	177.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,306	128.240	167,478
BMT	Basement	1,096	53.470	58,608
GAR	Garage	264	24.470	6,459

Net Sketched Area:	2,666		Total:	232,545	
Size Ad	1306	Gross Are	2666	FinArea	1964

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

091.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	